



County of Los Angeles **CHIEF EXECUTIVE OFFICE**

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WILLIAM T FUJIOKA
Chief Executive Officer

February 12, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
PSYCHIATRIC URGENT CARE CENTER PROJECT AT
OLIVE VIEW-UCLA MEDICAL CENTER
APPROVE SUPPLEMENTAL AGREEMENT FOR
DESIGN-BUILD PROJECT SCOPING DOCUMENTS
SPECS. 6893; C.P. 69545
(FIFTH DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the use of the Design Build contracting process for the implementation of the Psychiatric Urgent Care Center at the Olive View-UCLA Medical Center.
2. Approve and authorize the Director of Public Works to execute Supplemental Agreement 1 to Contract PW-13081 for HMC Architects to complete the design-build project scoping documents for the Psychiatric Urgent Care Center project at the Olive View-UCLA Medical Center for a not-to-exceed fee of \$325,000.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will authorize the utilization of the design build contracting approach for the implementation and delivery of the Psychiatric Urgent Care Center Project at the Olive View-UCLA Medical Center and allow the preparation of project scoping documents to proceed.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Background

On May 9, 2006, your Board authorized the Department of Mental Health (Mental Health) to establish the Psychiatric Urgent Care Center project to allow for implementation of the delivery of mental health services described in the Mental Health Services Act Community Services and Support Plan.

The Psychiatric Urgent Care Center will be located on the Olive View-UCLA Medical Center campus at the corner of Olive View Drive and West Way. This location will improve access for psychiatric urgent care patients in the San Fernando Valley area and relieve pressure on Olive View's Psychiatric Emergency Room, where many urgent care patients are currently treated.

Proposed Project

The project entails the design and construction of a 10,000 square foot, single story urgent care center that will support over 9,000 patient visits each year. To expedite delivery of the project, we are recommending that a design-build project delivery method be used. To initiate this process, project scoping and schematic design documents must be prepared. Based on a competitive selection process, HMC Architects is being recommended to:

- prepare schematic design and project scoping documents;
- provide technical assistance in the selection of a design-builder; and
- provide technical support during the design-build phase.

Approval of the recommended action will allow HMC Architects to complete the project scoping documents and the 100 percent schematic design, which will provide criteria for the design-build entity to design and construct the Psychiatric Urgent Care Center project.

The project schedule calls for the project scoping documents to be completed by March 2008, the design-build entity to be hired by November 2008, construction documents to be completed by April 2009, and substantial construction completion to be completed by May 2010. The Project Schedule is included in Attachment A.

Sustainable Design Program

The project will support your Board's sustainable design program by incorporating, into the project, design features for certification at a Silver or higher level under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). This

requirement will be included in the architect's scope of work, and we will return to your Board with LEED commissioning and measurement recommendations with our final project recommendations.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4) as the project is an investment in public infrastructure. This action will further the Countywide Strategic Plan Goal of Service Excellence (Goal 1), Community Services (Goal 6), and client-centered Health and Mental Health (Goal 7) by providing high standards of healthcare to the residents of the County of Los Angeles. Completion of this project will provide much needed mental health services for the residents of the County.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, construction, consultant services, civic art fee, miscellaneous expenditures, and County services, is currently estimated at \$7,450,000. The project is funded by \$3.3 million in net County cost and \$4.15 million in revenue under the State Mental Health Services Act.

The recommended agreement with HMC Architects for the project scoping document work is for a fee not-to-exceed \$325,000. Sufficient funding is available in the Fiscal Year 2007-08 Capital Project Budget to award the recommended supplemental agreement.

Public Works will return to your Board for approval of the final project cost at the time when design-builder recommendations are presented for your Board's approval.

Operating Budget Impact

Mental Health will determine the one-time, start-up and ongoing operation costs upon completion of the scoping documents when more specific information is available and will return to your Board for approval upon award of the design build contract.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Public Works executed an agreement with HMC Architects under delegated authority, and they have currently completed program validation and 50 percent schematic design.

Upon your Board's approval of this recommendation, the project scoping documents are scheduled for completion by March 2008.

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees are included in the existing agreement.

As requested by your Board on August 12, 1997, HMC Architects has attested to their willingness to consider Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) program participants for future employment. HMC Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance program) and Chapter 2.203 (Contractor Employee Jury Service Program).

As required by your Board, the project costs include one-percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to award the design-build contract.

CONTRACTING PROCESS

The Architectural Engineering Board provided a list of qualified architect/engineer firms to provide the project scoping documents services for this project. Public Works distributed a Request for Oral Presentations to solicit project scoping documents services on April 9, 2007, to the qualified firms. By April 17, 2007, four firms expressed interests in making the oral presentations and these presentations were held on April 23 and April 30, 2007. A panel, including Mental Health, Health Services, and Public Works representatives, evaluated the presentations, and HMC Architects was selected as the most responsive and qualified firm.

Under delegated authority, Public Works executed an agreement with HMC Architects to begin Phase 1 of the project scoping document work for a fee not-to-exceed \$75,000.

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Approval of the recommended \$325,000 supplemental agreement will increase the total contract amount to \$400,000. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this action will have no negative impact on current County services or projects. The hospital will remain fully operational during the construction of this project.

CONCLUSION

Please return one adopted copy of this letter to my office and one to Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW:DL
JSE:DJT:SW:z

Attachment

- c: County Counsel
Office of Affirmative Action Compliance (Ozie Smith)
Department of Health Services
Department of Mental Health
Department of Public Social Services (GAIN/GROW Program)

February 12, 2008

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
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I. PROJECT SCHEDULE

Project Activity	Proposed Completion Date
Project Scoping Documents	03/2008
Prequalify Design-Builders	05/2008
Design-Builder Proposals Received	09/2008
Award Design-Build Contract	11/2008
Jurisdictional Approval	05/2009
Construction Substantial Completion	05/2010
Acceptance of Project	06/2010
Move-in	07/2010